054.0	0003	0010.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	522,600	/	522,600
USE VALUE:	522,600	/	522,600
ASSESSED:	522,600	/	522,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NL GROCERY I EXCHANGE LLC
Owner 2:	
Owner 3:	
Street 1:	2901 BUTTERFIELD RD
Street 2:	
Twn/City:	OAK BROOK
St/Prov:	IL Cntry: Own Occ: N
Postal:	60523 Type:

PREVIOUS OWNER

Owner 1:	ARLINGTON R.A. LLC -
Owner 2:	-
Street 1:	c/o WINSTANLEY ENTERPRISES LLC
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains .264 Sq. Ft. of land mainly classified as Parking Lot
filed both ways 76935:565
25,400- LCP Su

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	11509.000		16,200	506,400	522,600
Total Card	0.264		16,200	506,400	522,600
Total Parcel	0.264		16,200	506,400	522,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36482
GIS Ref	
GIS Ref	
Insp Date	02/03/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	337	FV		16200	11,509.	506,400	522,600		Year end	12/23/2021
2021	337	FV		16200	11,509.	497,800	514,000		Year End Roll	12/10/2020
2020	337	FV		16200	11,509.	489,100	505,300	505,300	Year End Roll	12/18/2019
2019	337	FV		16800	11,509.	460,400	477,200	477,200	Year End Roll	1/3/2019
2018	337	FV		16800	11,509.	402,800	419,600	419,600	Year End Roll	12/20/2017
2017	337	FV		16800	11,509.	316,500	333,300	333,300	Year End Roll	1/3/2017
2016	337	FV		16800	11,509.	316,500	333,300	333,300	Year End	1/4/2016
2015	337	FV		17300	11,509.	287,700	305,000	305,000	Year End Roll	12/11/2014

!4412!

PRINT

Date	Time
12/30/21	00:31:18

LAST REV

Date	Time
04/27/21	09:03:20
mmcmakin	
4412	

USER DEFINED

Prior Id # 1:	36482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON R.A.	1570-91	1	3/18/2021	Mult Lots	21,354,282	No	No		Filed both ways 77261:588 LCP sold interest 8,114,164- Arlington R.A. LLC
LCP SUPERMERKET	1569-27	1	2/10/2021	Partial Ints	1,355,233	No	No		
FRAGER ALBERT S	1234-11	1	2/27/2001	Partial Ints	8,139,564	No	No		
	12981-590		5/25/1976			No	No		Marbury--> WJG Realty Trust 12/21/1998 2955

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2016	I & E Return	EMK	Ellen K
2/3/2009	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		11509	123,972	Sq. Ft.	Site		0	44.	1.00	CG									506,396						506,400	

Total AC/HA:	0.26421	Total SF/SM:	11509	Parcel LUC:	337	Parking Lot	Prime NB Desc	COMM GD	Total:	506,396	Spl Credit		Total:	506,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PART OF STOP AND SHOP PARKING LOT
FACTOR W/LOT 12, 15 AND 53-1-7.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	

Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	1995	2.00	T	19.2	337			16,200			16,200

More:	N	Total Yard Items:	16,200	Total Special Featues:		Total:	16,200